

Broadlands Homeowners Association

Disclosure and Addendum]

Legal Association Name: Broadlands Homeowner Association, Inc.

Assessments: \$75.00 per month and due on the first of each month.

Association Management Group: Towne Properties

Contact: Teresa Majeed EricAlexander@TowneProperties.com 984-220-8686

Association Website: www.broadlandshoanc.com

Services and amenities paid for by the above owner's association from regular assessments:

- ✓ Real property taxes on common area
- ✓ Casual/Liability insurance on common area
- ✓ Management fees
- ✓ Pest treatment/ extermination – Pool House Only
- ✓ Legal/ accounting
- ✓ Pool maintenance
- ✓ Private road maintenance
- ✓ Parking area maintenance
- ✓ Common areas maintenance

- As of this date, there are no other dues, fees or special assessments, confirmed or proposed payable by the Developments property owners except: **N/A**
- As of this date, there are no unsatisfied judgements against or pending lawsuits involving the association except: **N/A**
- All governing documents pertaining to the community can be found on www.homewisedocs.com.
- The fees charged by the association or management company in connection with the transfer of property are as follows: \$177 certification fee charged by the management company in addition to expedited fees and processing charged by a 3rd party. Please refer to the TRID Fee Schedule on www.homewisedocs.com for details.
- As of this date, there are no rental caps but the association is looking into adding a cap in the future.
- Leases shall be at least 6 months in length.
- Seller agrees to deliver information regarding Insurance Agent and contact: Nationwide Carter Glass 919-781-1973

